

ITEM #:	<u>37</u>
DATE:	<u>07-22-25</u>
DEPT:	<u>P&H</u>

COUNCIL ACTION FORM

**SUBJECT: ZONING TEXT AMENDMENT TO CREATE PARTIAL PAVING EXCEPTION
FOR LONG DRIVEWAYS EXCEEDING 300 FEET**

BACKGROUND:

At the July 8, 2025 City Council meeting the Council approved an ordinance to modify driveway width and spacing requirements. At that meeting the Council also considered a recommendation from the Planning and Zoning Commission to consider creating a paving exception for long driveways. The recommendation was in response to a property owner request in relation to a property where a new house is under construction on a wooded lot and has a driveway that is over 1,000 feet in length.

On July 8, City Council directed staff to draft an ordinance to allow for Zoning Board of Adjustment (ZBA) approval of an exception to paving based upon details included within the July 8 report.

Staff has prepared a draft ordinance (attached) which accomplishes the following:

- ZBA may approve a partial exception for paving of a new driveway for a single-family home.
- The single-family home must be at least 300 feet from the right of way and located on a lot that is agricultural, rural, or wooded.
- A lot with an existing paved driveway is not eligible for an exemption.
- The driveway approach must be paved within the ROW to SUDAS requirements and at least 50 feet of the driveway on site must be paved.
- A substitute material of rock must be approved by the Municipal Engineer.
- The design of the unpaved driveway must provide for safe and convenient access.
- ZBA approval of the Exception requires a finding by the ZBA that there will be no substantial negative impacts to neighboring properties due to noise, dust, or lack of a stabilized surface.

ALTERNATIVES:

1. Approve the attached ordinance on first reading creating an exception for long driveway paving.
2. Modify the text of the draft ordinance and approve the ordinance on first reading.

3. Direct staff to provide more information.
4. Deny the proposed ordinance amendment.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed change addresses a unique condition of long driveways that infrequently occur within the City. The process and standards for the exception will ensure that the driveway design is still compatible with the surroundings and that unique conditions of the site and features of the design are part of the review. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, as described above.

If Council approves this ordinance on first reading, staff will recommend that on August 12 the Council consider waiving the rules and complete second and third reading on August 12 in order to incorporate this driveway change with the other pending driveway width and spacing changes at the same time.

ATTACHMENT(S):

[Ordinance-ZTA Long Driveway Exception.pdf](#)